

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, April 7, 2010 at 7p.m.  
Stillwater County Annex Planning Department  
809 E. 4th Avenue N., Suite C

**BOARD MEMBERS PRESENT:** Larry Gee (President), Cynthia Colbert (Vice-President), Linda Halstead-Acharya, Allen McMillen, Alvin Stadel, Clinton “Clint” Teegardin, and Bob Van Oosten.

**BOARD MEMBERS NOT PRESENT:** Jon Bourassa (proxy given to Bob Van Oosten) and Adelbert Eder

**STAFF:** Forrest Mandeville and Marissa Plumb

**I. CALL TO ORDER:** President Gee called the meeting to order at 7 p.m..

**II. MINUTES APPROVAL.** Bob made the motion to approve the January 6, 2010 meeting minutes as written. Allen seconded; with all in favor motion carried.

**III. NEW BUSINESS:**

**A. By-Law Amendment.** Forrest informed the Board that the BOCC decided there only needs to be nine members on the Board, and passed resolution 2010-06 setting the number of Board members at nine. The BOCC feels dropping down to nine members instead of eleven provides a good representation of Stillwater County. Also influencing the decision was the lack of applicants when the positions were last advertised. Bob, being one of the first members when the Board was established, gave a brief history of the Board and explained how it was formed and that a high number of Board members was politically necessary to sell the formation of the Board. The BOCC when faced with the decision of either having a nine member County Board or advertising again for two more members decided after checking with other Counties in Montana that nine members was a sufficient representation of Stillwater County. Linda noted that having an eleven member Board is a better representation of Stillwater County then only having nine members, saying that when there were eleven members it seemed as though most all subdivisions under the Board’s review there was at least one member that was close to the proposed development.

With concerns recorded, Bob made a motion to amend the Board’s by-laws to reflect the change made by the BOCC in Resolution 2010-06. Clint Seconded; with all in favor motioned carried. Members present proceeded to sign the amended by-laws.

**B. Growth Policy Neighborhood Plan Addendum.** Forrest reminded the Board of the Neighborhood Plan Brainstorming Meetings that the Economic Development Coordinator Melissa Kramer and he did last September through November. Forrest presented the Board with a written draft including a staff summary and the Stillwater

County News article from each community in which they held a meeting. Cynthia expressed a suggestion to add a summary or list of the top needs from each town. If a summary or list was included then people would be able to see exactly what items were considered important and what they would like to see addressed in the future. Please refer to the attached draft for details. Also noted was that the Growth Policy is a non-regulatory policy. The Addendum will be used as an informational tool. Melissa Kramer is also looking into including the findings from these meetings in the County Capital Improvement Plan (CIP). Bob wanted to know if there was something like a Needs List for the County. Forrest said there is a Needs Assessment that is updated by Beartooth RC & D every few years for Stillwater County. Forrest will add a summary list to the Addendum and mail to Board members before next month's meeting. He also informed that Board that they needed to have a public hearing on the proposed Addendum before it can go to the BOCC which will also hold a public hearing. Once both public hearings are held, it will then be added to the County Growth Policy. The Board decided that the public hearing should be held on the next meeting date, which is May 5, 2010.

#### **IV. UNFINISHED BUSINESS:**

**A. Planning for Value.** Nothing was discussed at this time.

#### **OTHER:**

**A. Decay Ordinance.** Allen wanted to know the status of the Decay Ordinance that was taken to the BOCC in September of last year. Forrest stated the BOCC is aware of the proposed ordinance but has not yet taken action, as they are still investigating the ramifications of this proposed ordinance. Allen asked Forrest to talk to the BOCC about the ordinance and give the Board an update at next month's meeting.

**B. Lincoln Powers Subdivision.** Bob reported to the Board that the new landowner of Rosebud Preserve Subdivision, Jim Stampfel, attended the Conservation District meeting yesterday with his engineer. Forrest and Keith Bell, the County Sanitarian, were invited to attend the meeting as well. Jim is still interested in filing the subdivision but there are still concerns in regards to building a bridge over East Rosebud Creek that meets County standards and is in compliance with Federal Emergency Management Agency (FEMA) regulations. The subdivision needs to be filed before the end of September 2010 or they will need to file for an extension.

**C. Subdivision Regulations.** The BOCC adopted the Subdivision Regulations under Resolution 2010-08. Refer to the Resolution 2010-08 and EXHIBIT A for details. The regulations will come into effect May 5, 2010.

**V. ADJOURN** Allen made the motion that the meeting be adjourned. Clint seconded; with all in favor motion carried. The meeting was adjourned at 8 p.m..

The next meeting will be on Wednesday, May 5, 2010 at 7p.m. at the Stillwater County Annex Planning Department office located at 809 E. 4th Avenue N., Suite C.

Marissa Plumb  
Administrative Assistant